



Board of Director's Monthly Meeting

July 16, 2024

1. Call to Order: Mr. Royal convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:02 pm. The meeting was held in the Coventry Elementary School library.

Personnel in attendance:

Jennifer Kurr: Vice-President
Tim Burke: Member-At-Large/Lake 1 Coordinator
Dane Royal: Member-At-Large
Mary Van Houten: Member-At-Large
Charles Rossi: Secretary/Treasurer
Angela Hurst: Beautification Coordinator
Lou Lafrenaye: Stormwater/NEPC Coordinator
Clint Flanagan: Web Services Coordinator
Jefferey Payne: Lake 2 Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Keith Ebert: President
Shirley Flanagan: Newsletter Editor

Homeowners Present: There were no additional homeowners present at the meeting.

2. Open Forum: No questions asked, no comments made.

3. Approval of Previous Minutes: Mr. Royal made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held on June 18, 2024.

4. Committee Reports

- a) Newsletter Editor: Mr. Flanagan reported for Ms. Flanagan that the next newsletter deadline will be August 26, 2024.
- b) Web Services Coordinator: Mr. Flanagan reported no new developments.
- c) Beautification Committee: Ms. Hurst reported that the July Yard of the Month was awarded to 102 Tabb Lakes Dr., the Collins Family.
- d) Lakes Management: Mr. Burke and Mr. Payne reported the lake levels have normalized after the recent rains. Mr. Burke recently fixed one of the diffusers that was obstructed by silt. The Lake 2 fountain is currently inoperable. Ms. Knaub reported the lake management company plans to send the motor back to the manufacturer to be repaired under warranty. An email will be sent to the residents who live on Lake 2 to keep them updated.
- e) Storm Water: Mr. Lafrenaye reported on the status of the lake inspection report from York County and on his efforts to remove overgrown vegetation from the trail entrance. Mr. Royal made a motion, which was seconded and unanimously approved to authorize Mr. Lafenaye to spend up to \$60 on additional herbicide to use at the entrance to the trail.



- f) NEPC: Mr. Lafrenaye reported the TLHA website has been updated with the updated hurricane projections from Colorado State University.
- g) Welcoming Committee: Mr. Ebert emailed that he welcomed three (3) new residents to the neighborhood since the last meeting.
- h) Neighborhood Watch: Mr. Mohammed emailed a report showing only five notable incidents in the neighborhood or surrounding area over the past two months.
- i) Grounds Maintenance: Ms. Knaub reported no new developments.
- j) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last board meeting:
 - 808 Tabb Lakes Dr. — Rebuild deck with a smaller footprint
 - 310 Gardenville — Replace 4' fence on right property line and front sections with 6' wooden privacy fence
 - 806 Tabb Lakes Dr. — Install 10' x 10' wooden pergola in backyard
- k) Covenants Compliance: Ms. Knaub reported on the most recent covenants compliance inspection. The summary report will be sent to board members via email. Mr. Royal made a motion, which was seconded and unanimously approved to remove board member contact information from covenants compliance notices. The main point of contact for covenants compliance questions is Victory Community Management.

5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for June. 98% of the 2024 assessments have been received.

6. **Old Business**

- Neighborhood Signage: Ms. Knaub reported she met with the installer on-site to review the preferred sign locations. The deposit has been paid to The Sign Shop and the materials have been received. The agreement with The Greenlands to install a sign opposite theirs on Hilda Hollow has been signed and received. Ms. Knaub will obtain a quote to have several low-hanging tree limbs removed that will obstruct the view of the sign on Hilda Hollow.
- Governing Documents Revision: Ms. Knaub reported she will schedule a meeting with the committee soon.
- Potential Online Payment System: Mr. Royal made a motion, which was seconded and unanimously approved to amend the contract with Victory Community Management to include assessment collection beginning in 2025. Homeowners will be able to pay their assessment with a physical check or by one of several online methods. The contract amendment will specify that the treasurer and one board member will be authorized signers on the account used for assessment deposits.
- VDOT Update: Ms. Knaub reported no new developments
- Neighborhood Watch Committee Duties & Responsibilities: Board members are asked to review the revised Duties & Responsibilities document to be approved at the next board meeting.



- Open Items from Previous Meetings: The Board reviewed the Open Items.
7. **New Business**: There was no new business brought before the board.
 8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, August 20, 2024, at 7:00 pm at the Coventry Elementary School library. The CES library has also been reserved for the AGM which will be held Tuesday, October 22 at 7:00 pm.
 9. **Adjournment**: Mr. Royal made a motion, which was seconded and unanimously approved to adjourn the meeting at 8:08 pm.